

REDEVELOPMENT AGENCY MINUTES

**THE SPECIAL CITY COUNCIL/
REDEVELOPMENT AGENCY MEETING
OF
JUNE 27, 1995**

The meeting called to order as The City Council at 10:10 a.m.

Roll Call

Present: Mathis, Harvey, Kehoe Stevens, Warden,
Stallings, McCarty, Vargas and Chair Golding

City Manager, Jack McGrory
City Attorney, John Kaheny
City Attorney, Allisyn Thomas
City Attorney, John Riess
Secretary, Jack Fishkin

The meeting adjourned as The City Council at 10:20 a.m.

The meeting reconvened as The Special City Council/Redevelopment
Agency at 10:21 a.m.

CONSENT - ADOPTION

4. Approving resolution and document to:

Item A. The proposed Rehabilitation Loan Agreement with
SCEFS Associates for rehabilitation of the Trolley
Lofts project at 635 C Street to provide 36
live/work loft apartments, 27 of which would be
restricted to moderate-income households; and

Item B. Make certain findings of benefit to the Horton Plaza
Redevelopment Project fore rehabilitation of the
Trolley Lofts project.

See Centre City Development Corporation report dated June 12,
1995.

No one spoke in opposition to these items.

Motion by Member McCarty to approve
Second by Member Stevens
Vote: 9-0

**Council Companion Item No. 351, City Council Resolution Number
R-286040, and Redevelopment Agency Resolution Number R-2523 and
Document Number D-2227.**

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The meeting adjourned as The Joint City Council/Redevelopment Agency at 10:19 a.m.

The meeting reconvened as The City Council at 10:20 a.m.

The meeting adjourned as The City Council at 10:21 a.m.

The meeting reconvened as The Redevelopment Agency at 10:22 a.m.

CONSENT

1. Approval of the minutes of March 21, 1995.
Approval of the minutes of March 28, 1995.
Approval of the minutes of April 18, 1995.

Motion by Member McCarty to approve
Second by Member Stevens
Vote: 9-0

CONSENT - ADOPTION

6. Approving resolution and document to:

Approve the proposed Rehabilitation Loan Agreement with 9th & Broadway Associates for the rehabilitation of the Church Lofts and Fletcher-Lovett Lofts building to provide twenty-three (23) live/work loft units (ChurchLofts) and thirteen (13) live/work loft units (Fletcher-LovettLofts), for a total of thirty-six (36) live/work loft units, twenty-two (22) of which would be restricted to moderate-income households.

See Centre City Development Corporation report dated June 12, 1995.

No one spoke in opposition to this item.

Motion by Member McCarty to approve
Second by Member Stevens
Vote: 9-0

Redevelopment Agency Resolution Number R-2524 and Document Number D-2228.

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CONSENT - ADOPTION

7. Approving resolution and document to:

The Agreement for Cooperation between the Redevelopment Agency of the City of San Diego and the Unified School District Agreement.

See Redevelopment Agency report RA 95-16, dated June 21, 1995.

No one spoke in opposition to this item.

Motion by Member McCarty to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution Number R-2525 and Document Number D-2229.

8. Approving resolution and document to:

That the Redevelopment Agency approve an exclusive negotiating Agreement with Figi Graphics for the development of lots 7-9 in Gateway Center East.

See Southeastern Development Corporation report dated June 27, 1995.

No one spoke in opposition to this item.

Motion by Member McCarty to approve

Second by Member Stevens

Vote: 9-0

Redevelopment Agency Resolution Number R-2526 and Document Number D-2230.

The meeting adjourned as The Redevelopment Agency at 10:22 a.m.

The meeting reconvened as The Housing Commission at 10:23 a.m.

The meeting adjourned as The Housing Commission at 10:24 a.m.

The meeting reconvened as The City Council at 10:25 a.m.

The meeting adjourned as The City Council at 12:00 p.m.

The meeting reconvened as The City Council at 2:10 p.m.

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Deputy Mayor Vargas chaired the meeting.

ADOPTION - JOINT MEETING

3. Approving resolutions and documents to:

Council Companion Item No. 350, and Redevelopment Agency Item No. 3.

Item A. Adopt the FY 1996 project budgets for project and studies administered by the Centre City Development Corporation (CCDC), City Redevelopment Program (City Program), Mid-City Development Corporation (MCDC) and Southeastern Economic Development Corporation (SEDC); and

Item B. Adopt the FY 1996 administrative budget for the Centre City Development Corporation; and

Item C. Adopt the FY 1996 administrative budget for the Mid-City Development Corporation; and

Item D. Adopt the FY 1996 administrative budget for the Southeastern Economic Development Corporation.

See Deputy Executive Director Corporation report dated June 21, 1995.

No one spoke in opposition to these items.

Member Harvey addressed the issue of the proposed salary increase of 5.5% which is an excessive of the meet and confer process.

Carolyn Smith, President, SEDC, said the ranges are not representative of actual salaries, changes have not changed since 1989, and our proposed combined cost of living and merit increases will not exceed 4%.

Member Harvey stated on page 15, and under current \$80,000-100,000, the proposed \$85,000-110,000, that is not an increase?

Ms. Smith said the people that are actually in those positions will not receive anything beyond 4%.

Member Harvey said you are buffering for the future?

Ms. Smith responded yes

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Proposed Fiscal Year 1996 Redevelopment Agency Budget-Continued

Chair Golding assumed chair of the meeting.

Deputy Mayor Vargas gave Chair Golding an brief update of the item.

Maureen Stapleton, Assistant City, presented a slide presentation, and gave a brief background of the redevelopment agency.

Patricia Hightman, Deputy Executive Director, gave a brief overview of the city programs.

Peter Hall, Executive Vice President, Centre City Development Corporation, distributed and discussed the illustration the highlights of FY 1996 budget.

Michele Fergoda gave a brief background of Mid-City Development Corporation programs.

Councilmember Warden present at 4:47 p.m.

Ms. Stapleton stated this concludes the four budgets that makeup the Redevelopment Agency. She stated there are two agency issues: 1) the 1.75 million repayment by CCDC; and 2) MCDC has in their budget the University Avenue Fifty to Fifty Second money which is in the City budget and allocated earlier in this process.

Motion by Member Stevens (with Warden not present, and Harvey voting nay on the salaries because in excessive of what we give to the rest of our employees) to approve Council Companion Item No. 350

Second by Member Vargas

Vote: 8-0

Motion by Member Harvey to approve as amended that CCDC retain the 1.75 million (with Warden voting nay)

Second by Member Stevens

Vote: 8-1

City Council Resolution R-286046, and Redevelopment Agency Resolution Numbers R-2527, R-2528, R-2529, and R-2530 and Document Number D-2231.

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ADOPTION

5. Approving resolution to:

Item A. Authorize the expenditure of up to \$262,500 in matching funds to partially fund the Centre City East (CCE) Street Tree Project; and

Item B. Make certain findings that the proposed improvements are of benefit to the Centre City Redevelopment Project area or the immediate neighborhood in which the project is located; that no other reasonable means of financing the improvements are available to the community; that the payment of funds for such improvements will assist in the elimination of blighting conditions inside the Project area; and that the proposed improvements are consistent with the Implementation Plan adopted for the Project pursuant to Health and Safety Code 33490.

See Centre City Development Corporation report dated June 13, 1995.

No one spoke in opposition to these items.

Motion by Member Vargas to approve as amended that language to read and redirect CCDC staff and the Centre City East Association to work with staff and the affected council districts to ensure equitable distribution of tree locations within the entire Centre City East Redevelopment District. Second by Member Harvey and to include people for trees as well as requiring that this meeting take place within the next 30 to 60 days, and ensure the planting of the trees within 6 months.

Vote: 9-0

Council Companion Item No. 352, City Council Resolution Number R-286047, and Redevelopment Agency Resolution Number R-2531.

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2. Approving resolutions and document to:

Item A. A resolution completing Council Policy No. 700-46 regarding Mills Act Agreements for the Preservation of Historic Property.

Item B. Completion of Council Policy No. 700-46, Mills Act Agreements for Preservation of Historic Property.

See Redevelopment Agency report RA 95-14, dated June 21, 1995.

Councilmember Vargas addressed the issue of Sherman Heights and Grant Hill does not support staff recommendation, that the Mills Act apply to Sherman Heights and Grant Hill.

Pamela Hamilton, CCDC, said the issues raised by Councilmember Vargas are addressed by redevelopment study area being eligible just as though it's a city wide policy. Redevelopment project areas however, we are recommending that Mills Act agreements be available but only if a property meets certain criterias, including the fact the property requires rehabilitation. That the owner agrees to rehabilitate the project in accordance to plans approved by the agency.

David Swaren, representing the Sherman Heights Community Center, gave a brief background on Sherman Heights.

Member Vargas addressed the issue not to treat Sherman Heights differently but instead to have the City wide policy of the Mills Act pertain to Sherman Heights.

Motion by Member McCarty to approve (with Stallings not present) the Manager's recommendation with the exception of Sherman Heights, add the language made by Councilmember Vargas, and the College Area Community Council redevelopment area
Second by Member Vargas

Vote: 8-0

Council Companion Item No. S500, City Council Resolution Number R-286501, and Redevelopment Agency Resolution Number R-2532 and Document D-2232.

ADJOURNMENT

The meeting adjourned at to the next regular meeting of July 18, 1995.

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Secretary of The Redevelopment Agency
of the City of San Diego, California